

SODO Royal Brougham Street

Station-Specific Background Issues



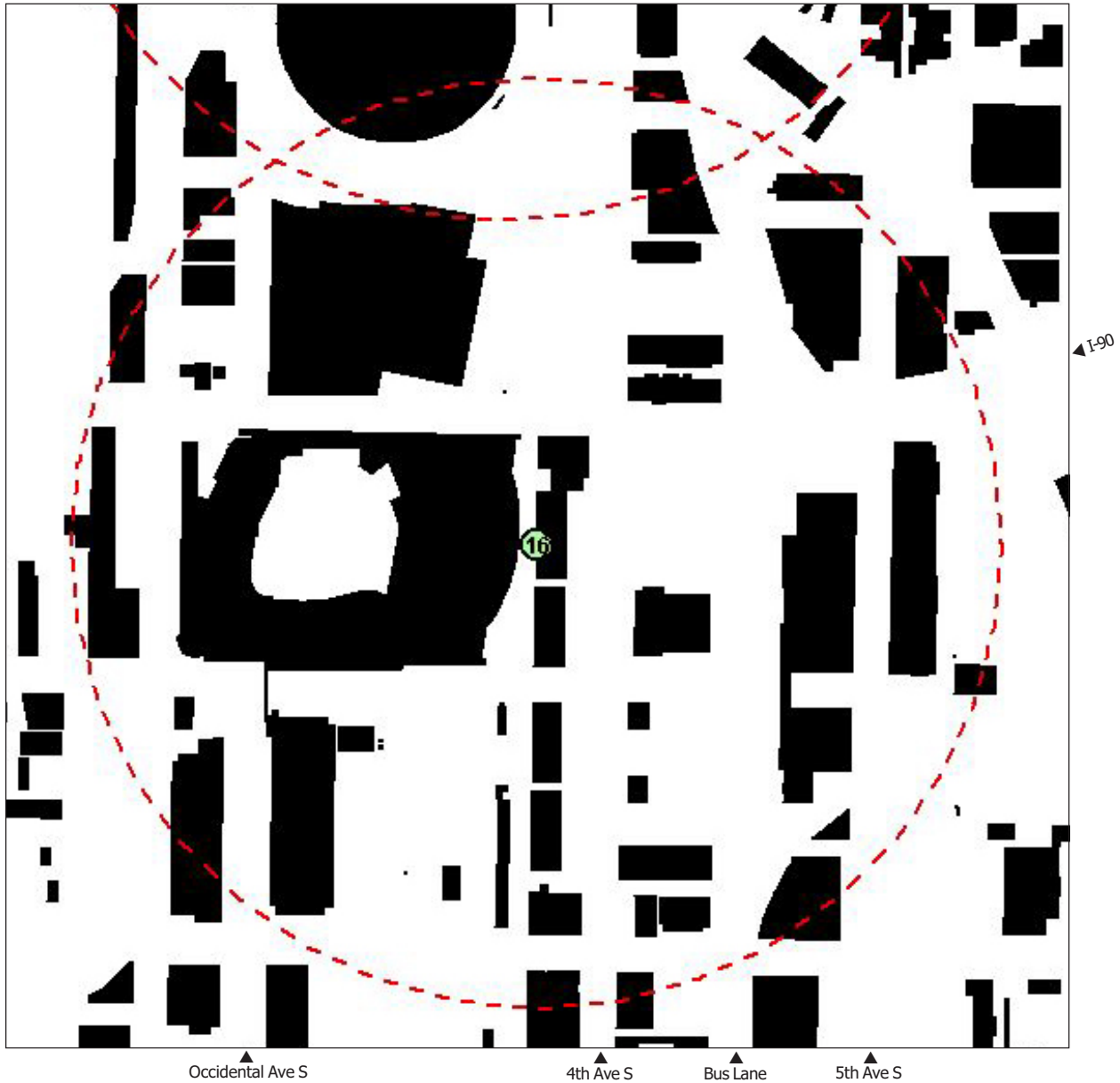
- 72

Existing Character



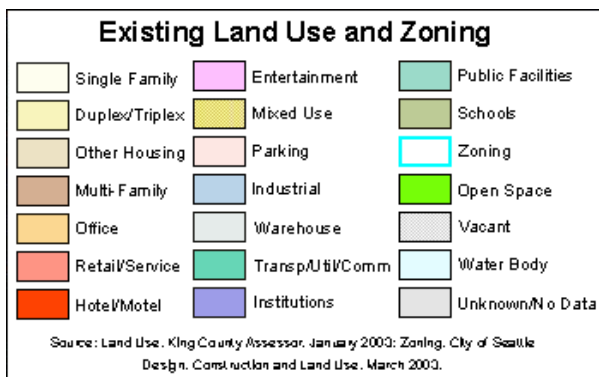
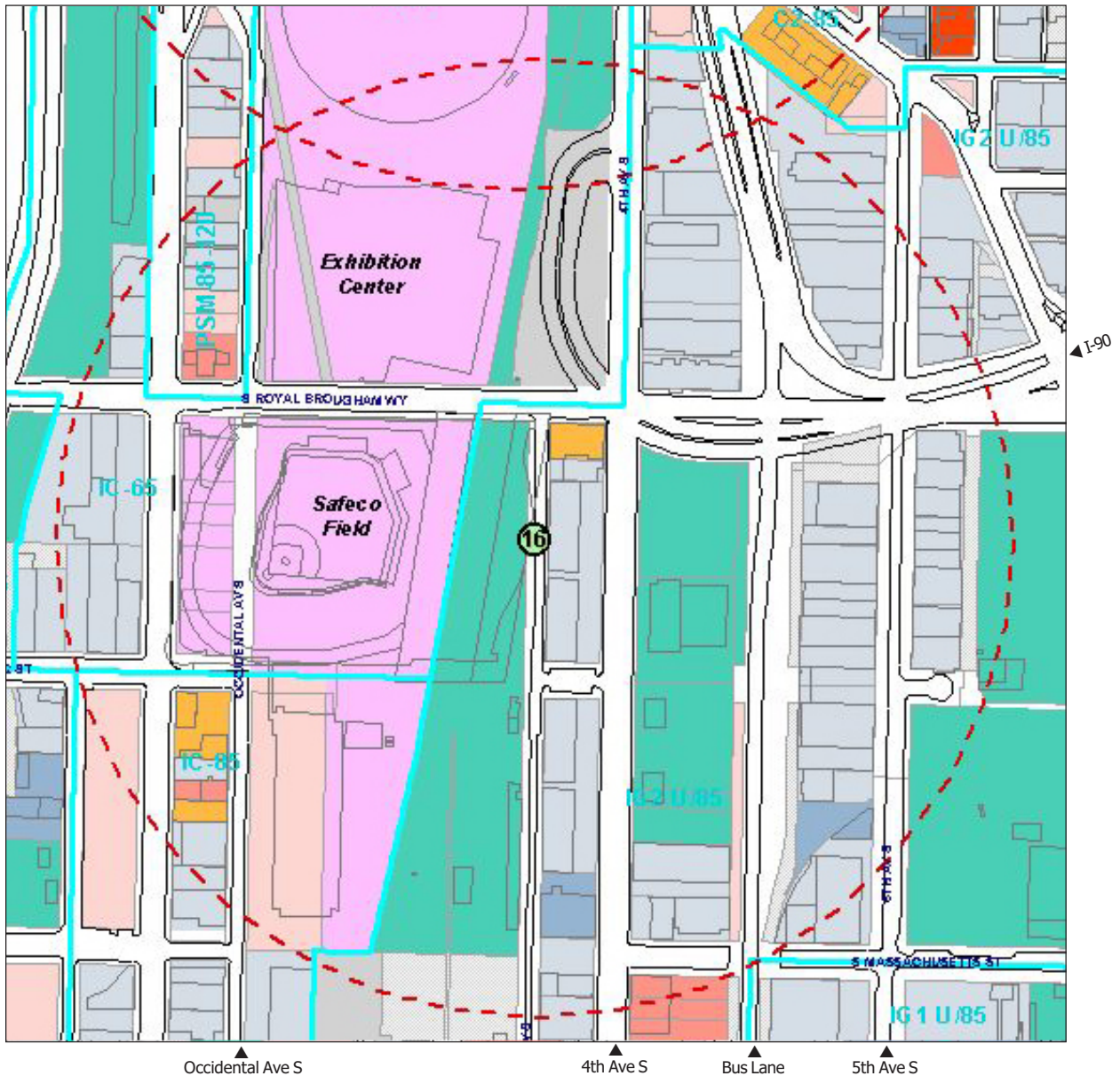
- The Safeco Field station is located at the north end of the Duwamish Manufacturing/Industrial Center.
- This station is located at the junction of many of the region's transportation facilities: King County Metro's Bus Bases, freeway overpasses, train tracks and an Amtrak maintenance base are all near the station.
- To the west of the station are the large structures of Safeco Field and the Football Stadium Exhibition Center.
- Southwest and northeast of the station are large warehouse/industrial buildings.

Spatial Patterns



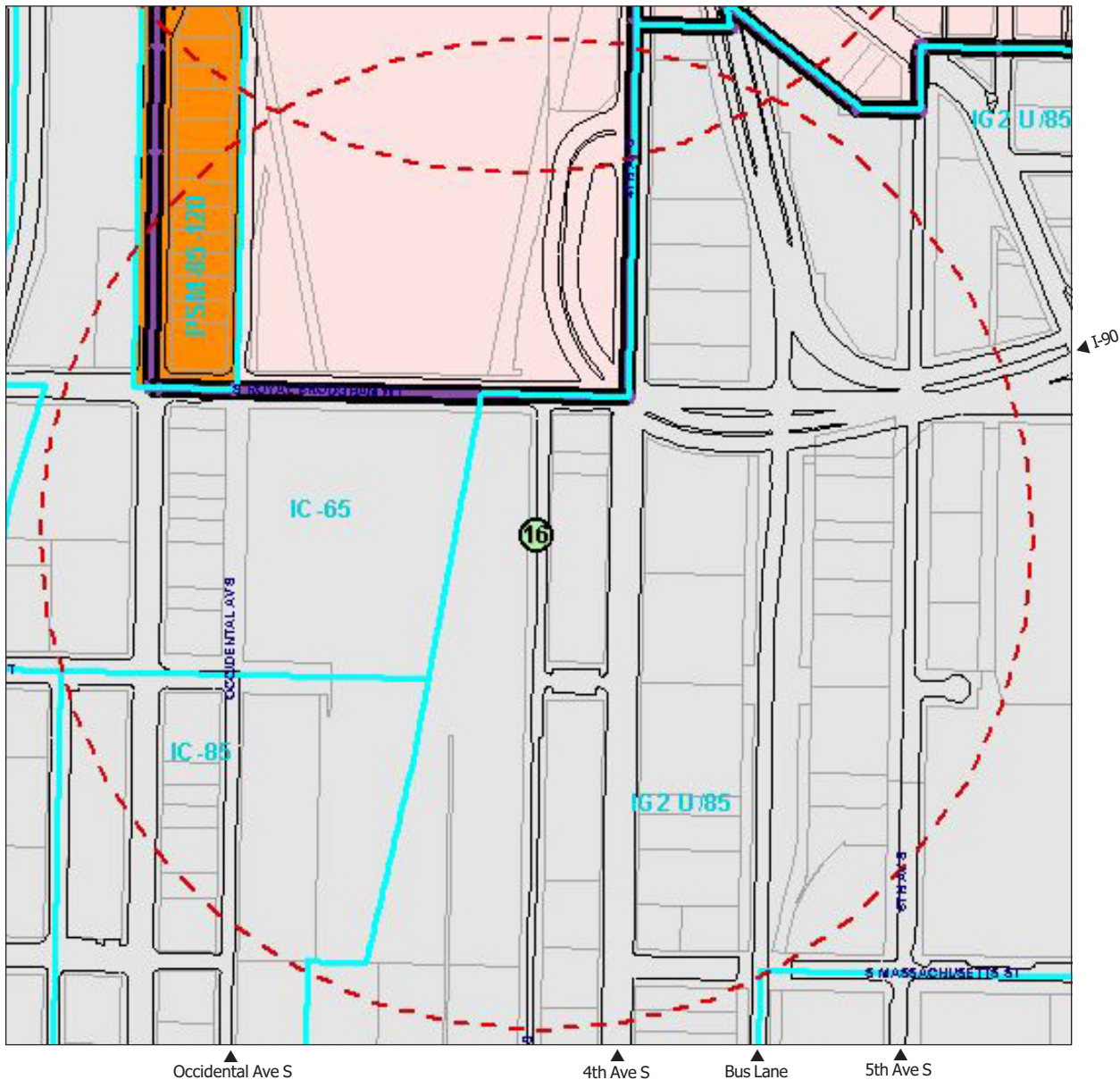
- Area is dominated by Safeco Field, Seahawks Stadium and Exhibition Center, with very large footprints.
- Large areas are used for parking, transportation, or industrial activity.
- All streets are major arterials along north/south grid.




















Land Use Notes



- Most land uses in area associates with the stadiums and exhibition center.
- Occidental Ave is well-used by pedestrians during events.
- North of the stadium, east-west connections could be improved across Fourth Avenue South and the railroad tracks.

Zoning Notes



Zoning, Overlays and Village Designations		
 Zoning	 Historic District	 Urban Center/Village
 P1	 Urban Center	 Urban General (UG)
 P2	 Shoreline Overlay	 Urban Harborfront (UH)
 Major Institution	 Conservancy Maritime (CM)	 Urban Industrial (UI)
		 Urban Maritime (UM)
		 Urban Recreation (UR)
		 Urban Stable (US)
		 Conservancy Navigation (CN)
		 Conservancy Preservation (CP)
		 Conservancy Recreation (CR)
		 Conservancy Waterway (CW)

Source: City of Seattle Design, Construction and Land Use, March 2003.

- A substantial portion of the station area to the west of this proposed station is occupied by Sports Stadia. Outside property occupied by the stadia, the land is zoned Industrial Commercial (IC) with a 65' or 85' height limit or General Industrial 2 (IG2).
- The IC zone incorporates a mix of both industrial

and commercial uses than may otherwise be favorable in a more intensely industrial zone. Residential uses are prohibited in the IC zone as in all industrial zones. Typical land uses include light and general manufacturing, commercial uses subject to size limits, transportation services, and research and development. IC zoning is intended to accommodate a wide range of employment activities.

- *The IG2 zone allows a broad range of uses, from heavy manufacturing, high impact uses, transportation and utilities, and some commercial, subject*

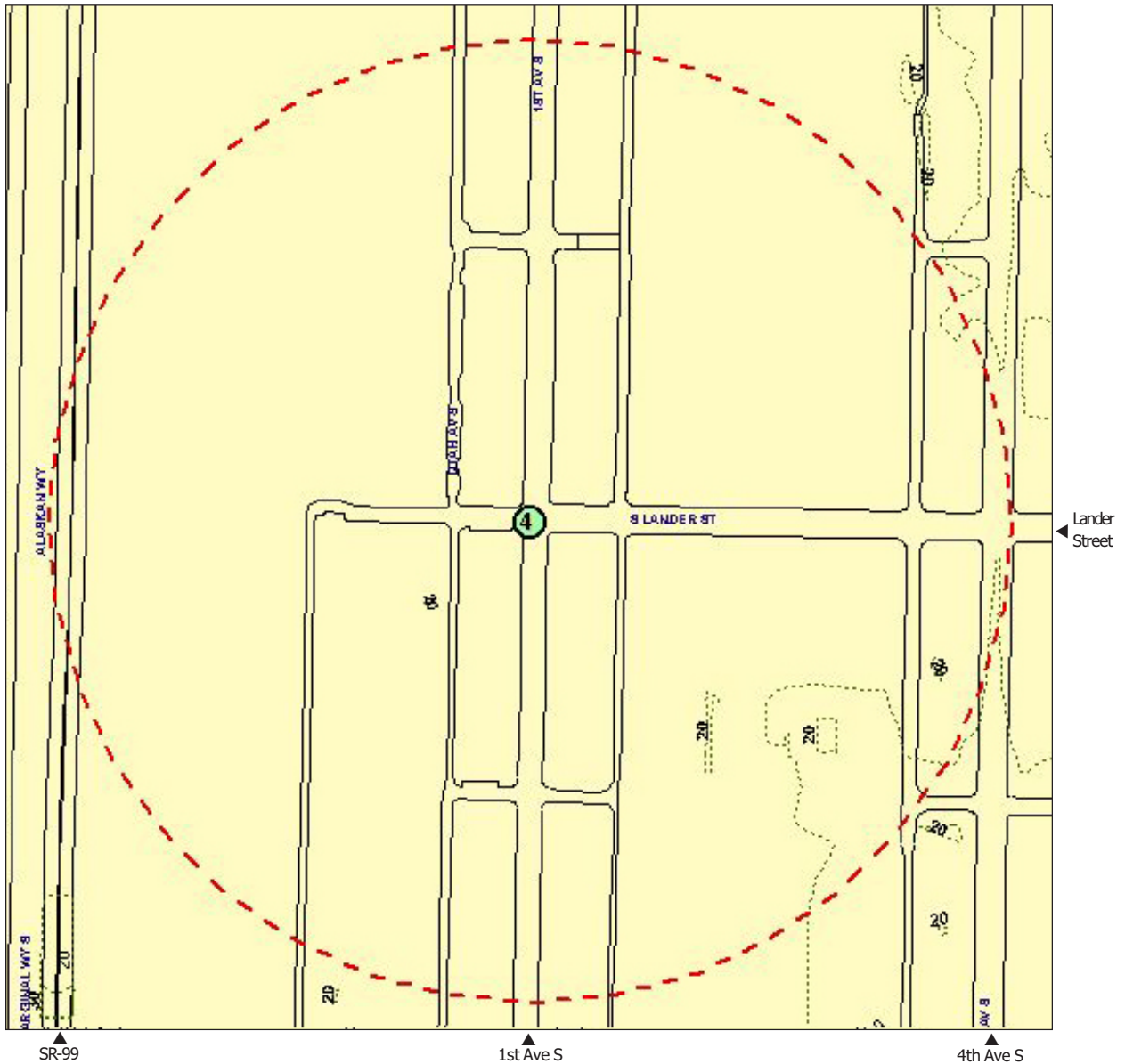
to size limits that prevent commercial use from displacing or competing inequitably with industrial uses. Residential use is prohibited. The density of use is limited by a Floor Area Ratio (FAR) which relates the total area, in square feet, of a building site or parcel of land to the total area, in square feet, within the building. Generally industrial uses area limited to a 2.5 FAR (useable floor area can equal two and one-half times the area of the lot.)

- *In addition to floor area limitations, a height limit of anywhere from 30' to 85' applies to non-industrial uses.*











SODO Lander Street

Station-Specific Background Issues

Natural Features



Critically and Environmentally Sensitive Areas

	Steep Slope (>40%)		Flood Prone
	Known Slide Area		Riparian Corridor
	Potential Slide Area		Landfill
	Wetlands		Liquefaction Zone
	Wildlife Area		10' Contour

Source: City of Seattle Design, Construction and Land Use, March, 2000.

- The topography is flat in the entire station area.
- The soils in this area are at risk for liquefaction in the event of a major earthquake.
- Street surfaces are 10-15' above sea level in most locations.

Existing Character

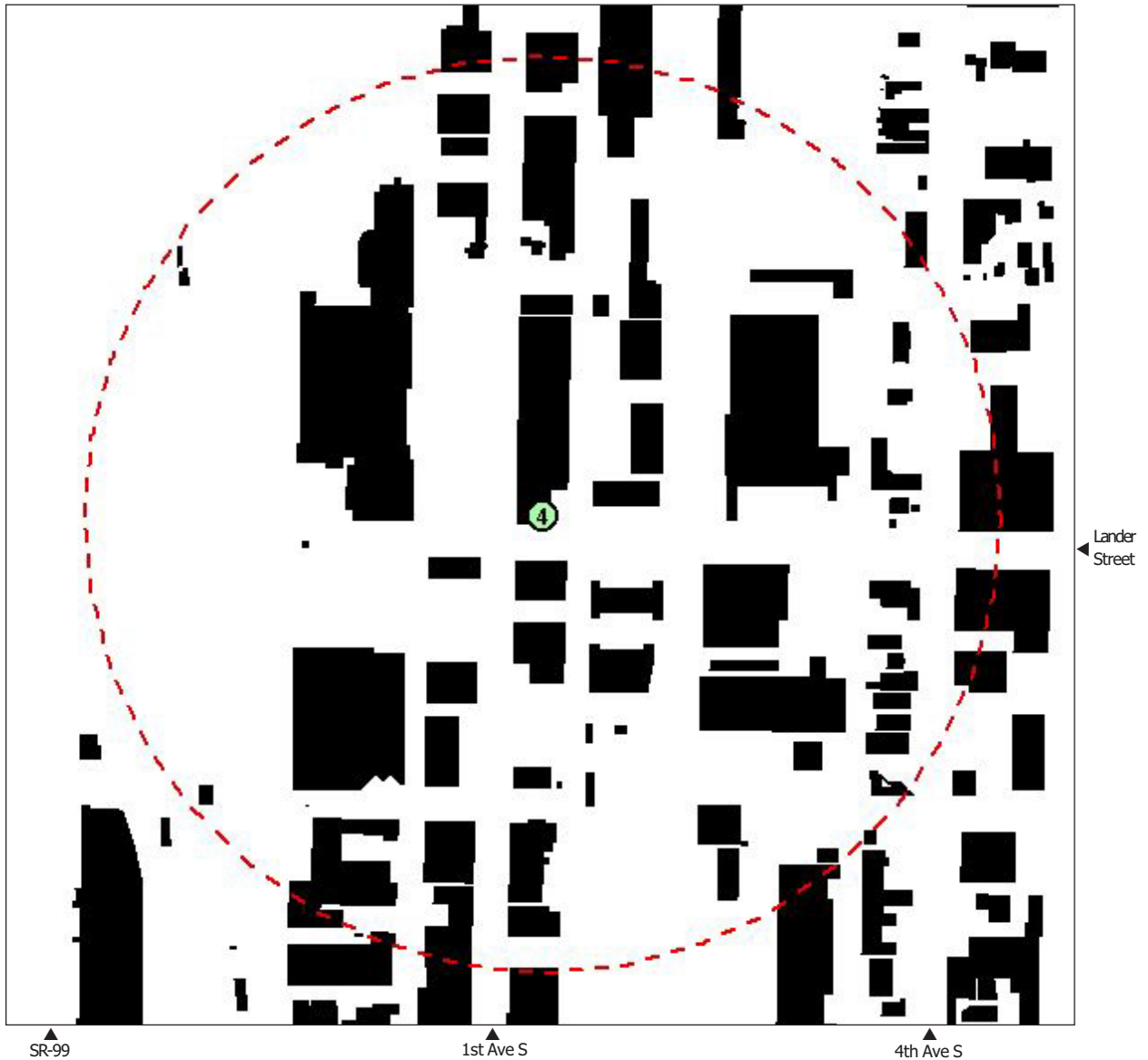


- The Lander Station is within the Duwamish Manufacturing/Industrial Center and warehousing, wholesaling and shipping uses play a visible role in this area.
- Railroad facilities also define the station area, with railroad tracks and businesses that rely on the railroad both east and west of the station.
- Along First Avenue are a number of smaller wholesale and retail buildings and warehouses. This area has a somewhat more pedestrian-

oriented environment than the rest of the area.

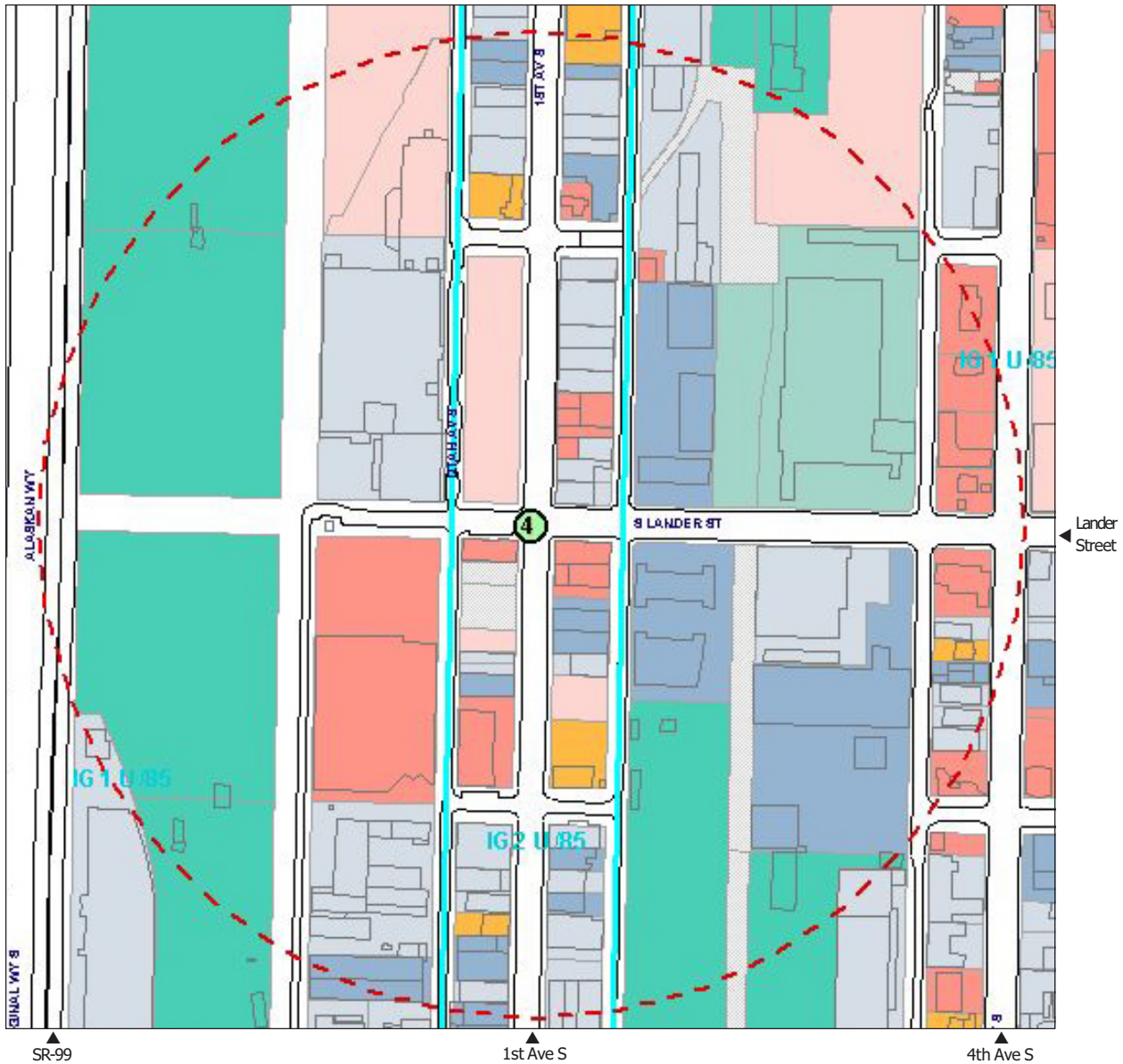
- Off First Avenue are larger truck or auto-oriented businesses, including Home Depot.
- The Starbucks Center is a visible presence in the station area, separated from the station by a large surface parking lot.
- The Seattle School District headquarters lies about four blocks east of the station, across the mainline railroad tracks.

Spatial Patterns



- The area is dominated by large, multi-story warehouse structures.
- Highway 99 and the BNSF tracks restrict movement to east and west.
- There are numerous undeveloped spaces and alleys in the area associated with parking and loading activities.

Land Use Notes



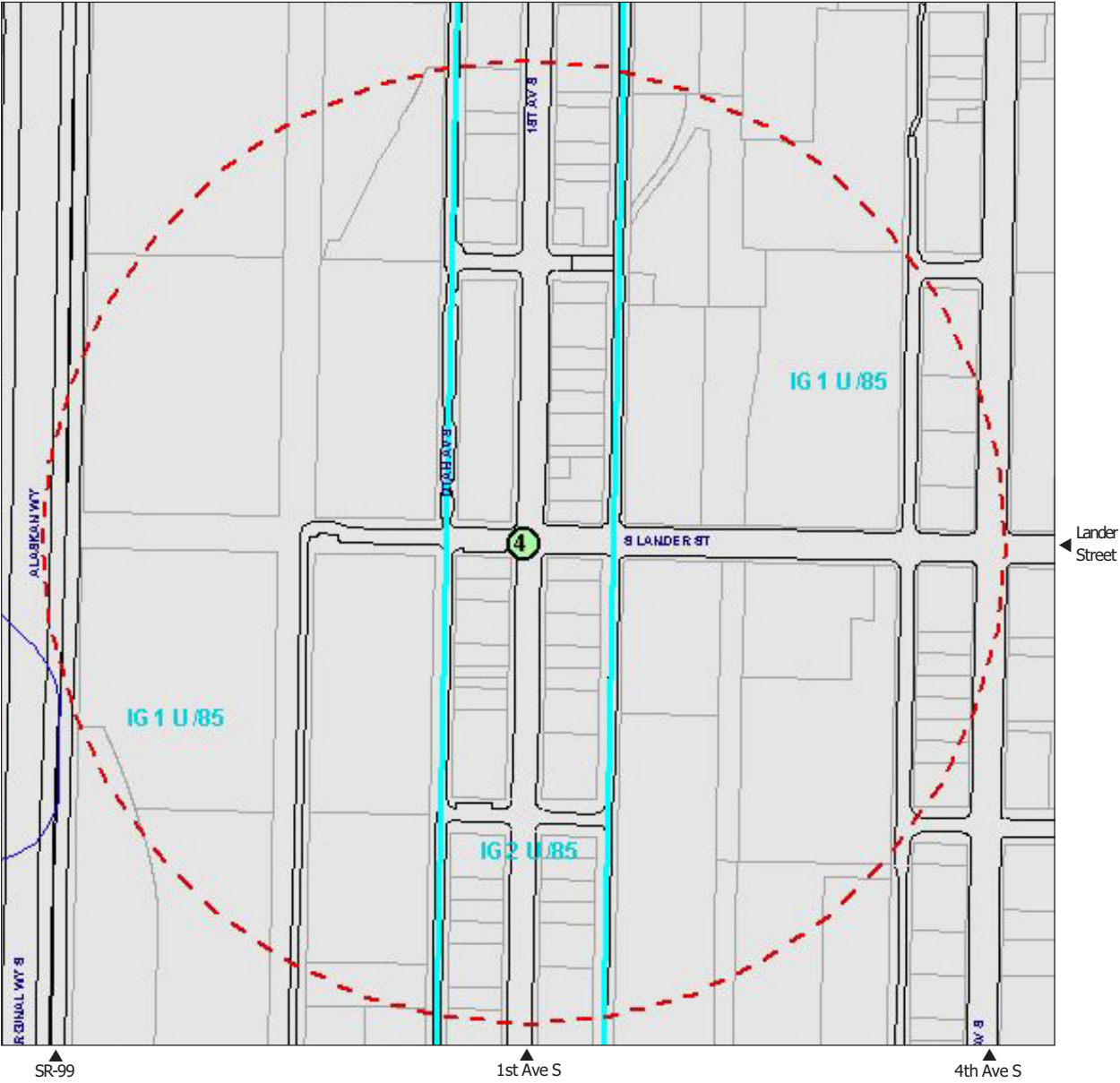
Existing Land Use and Zoning

Single Family	Entertainment	Public Facilities
Duplex/Triplex	Mixed Use	Schools
Other Housing	Parking	Zoning
Multi-Family	Industrial	Open Space
Office	Warehouse	Vacant
Retail/Service	Transp/Util/Comm	Water Body
Hotel/Motel	Institutions	Unknown/No Data

Source: Land Use, King County Assessor, January 2003; Zoning, City of Seattle Design, Construction and Land Use, March 2003.

- The predominant uses are industrial, with associated infrastructure. Some offices and retail are in the station area. The station is located near major employment centers for Starbucks and the Seattle School District.
- No housing is allowed within the industrial area.

Zoning Notes



Zoning, Overlays and Village Designations		
Zoning	Urban Center/Village	Conservancy Navigation (CN)
Historic District	Hub/Residential Urban Village	Conservancy Preservation (CP)
Pedestrian Overlay	Manufacturing & Industrial Center	Conservancy Recreation (CR)
P1	Urban Center	Conservancy Waterway (CW)
P2	Shoreline Overlay	Urban General (UG)
Major Institution	Conservancy Maritime (CM)	Urban Harborfront (UH)
		Urban Industrial (UI)
		Urban Maritime (UM)
		Urban Recreation (UR)
		Urban Stable (US)

Source: City of Seattle Design, Construction and Land Use, March 2003.

- All land zoned within this station area is General Industrial 1 (IG1) or General Industrial 2 (IG2). Both IG1 and IG2 zones are Seattle's primary industrial zones providing space for marine, rail and truck cargo transfer, General and heavy manufacturing uses, High Impact uses, and associated support. Retail and other non-industrial commercial use is limited by a square foot maximum.

- *The density of use is limited by a Floor Area Ratio (FAR) which relates the total area, in square feet, of a building site or parcel of land to the total area, in square feet, within the building. Generally industrial uses are limited to a 2.5 FAR (useable floor area can equal two and one-half times the area of the lot.)*
- *Retail sales and service uses are limited to a maximum floor area of 30,000 ft² in IG1 zones and 75,000 ft² in IG2 zones. Office use is limited to a maximum of 50,000 ft² in IG1 zones, and 100,000 ft² in IG2 zones. In addition to floor area limitations, a height limit of anywhere from 30' to 85' applies to non-industrial uses.*